

06/07/22 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

DESERT INN RD/SAMMY DAVIS JR. DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0205-TYEB LLC:

USE PERMITS for the following: **1)** supper club; and **2)** hookah lounge.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing industrial complex on 2.5 acres in a M-1 (Light Manufacturing) zone.

Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/jvm/syp (For possible action)

RELATED INFORMATION:

APN:

162-17-504-011

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 128 spaces where 210 spaces are required per Table 30.60-1 (a 39% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3341 Sammy Davis Jr. Drive
- Site Acreage: 2.5
- Project Type: Supper club with hookah lounge
- Number of Stories: 1
- Square Feet: 8,000 (supper club)/36,580 (entire building)
- Parking Required/Provided: 210/128

Site Plans

The plans depict an existing 36,580 square foot industrial building at the southern end of an existing office warehouse building located on the west side of Sammy Davis Jr. Drive. Various businesses exist within the office/warehouse building including a scooter rental, an adult bookstore, and a tavern. Access to the property is from Sammy Davis Jr. Drive, and elevation renderings have been provided by the applicant who will occupy a portion of the existing building.

Landscaping

Landscaping is not required or proposed as part of this application.

Elevations

The submitted photos depict a 1 story building with a stucco exterior and a flat roof behind parapet walls.

Floor Plan

The plan shows an 8,000 square foot suite space with seating areas, stage, restrooms, bar area, and kitchen.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the parking waiver will not have a negative impact because their hours of operation are from 11:00 a.m. to 3:00 a.m. In addition, they believe that this project will improve the area and be a great contribution to the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900310	Administrative design review for an outcall service	Approved by ZA	June 2021
UC-19-0979	Use permit for a food cart	Approved by BCC	February 2020
UC-0389-14	Medical cannabis establishment	Denied by BCC	December 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Business Employment	M-1	Office/warehouse
East	Entertainment Mixed-Use	H-1	Shopping Mall

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

In general, staff finds that the proposed uses can be conducted in a manner that are harmonious and compatible with the existing office/warehouse uses. However, staff cannot support the introduction of a supper club with hookah lounge that is proposing a 39% reduction in the required parking for the site. The supper club will have overlapping business hours with the traditional office/warehouse businesses; therefore, parking could become a major problem at this location. Staff understands that several of the business spaces are currently vacant, which would make the current parking situation more favorable; however, that may not always be the case. For these reasons, staff cannot support the supper club with hookah lounge at this location.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that this request is excessive and will have a negative impact on the other businesses within the office/warehouse complex. Staff cannot support a 39% reduction in parking spaces for the overall site and recommends denial of the request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permits, license, or approvals; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARCUS DANIELS

CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128